

FOR LEASE



NEWMARK

MOUNTAIN WEST

TYLER JONES

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PROPERTY DETAILS

325 State Street, Clearfield, UT 84015

- Three mixed-use buildings with a total of approx. 26K SF of total retail for lease
- Building closest to the pond (east building) to be finished first
- Shell delivery to be in approx. 24 months
- 22K ADT on State Steet
- Excellent visibility
- 300 Residential Units planned
- Excellent proximity to Hill Air Force Base and I-15
- Outdoor dining experiences available
- Opportunity for "Live Work" spaces
- Call for Pricing

SURROUNDING TENANTS



2025 DEMOS



EST. POPULATION

1 MILE » **12,901**
 3 MILE » **98,594**
 5 MILE » **221,438**



EST. HOUSEHOLDS

1 MILE » **4,982**
 3 MILE » **32,977**
 5 MILE » **72,317**



EST. AVERAGE HH INCOME

1 MILE » **\$76,499**
 3 MILE » **\$116,966**
 5 MILE » **\$127,053**

**FULL SERVICE
 COMMERCIAL REAL ESTATE**

312 East South Temple
 Salt Lake City, Utah 84111
 Office 801.456.8800

www.newmarkmw.com



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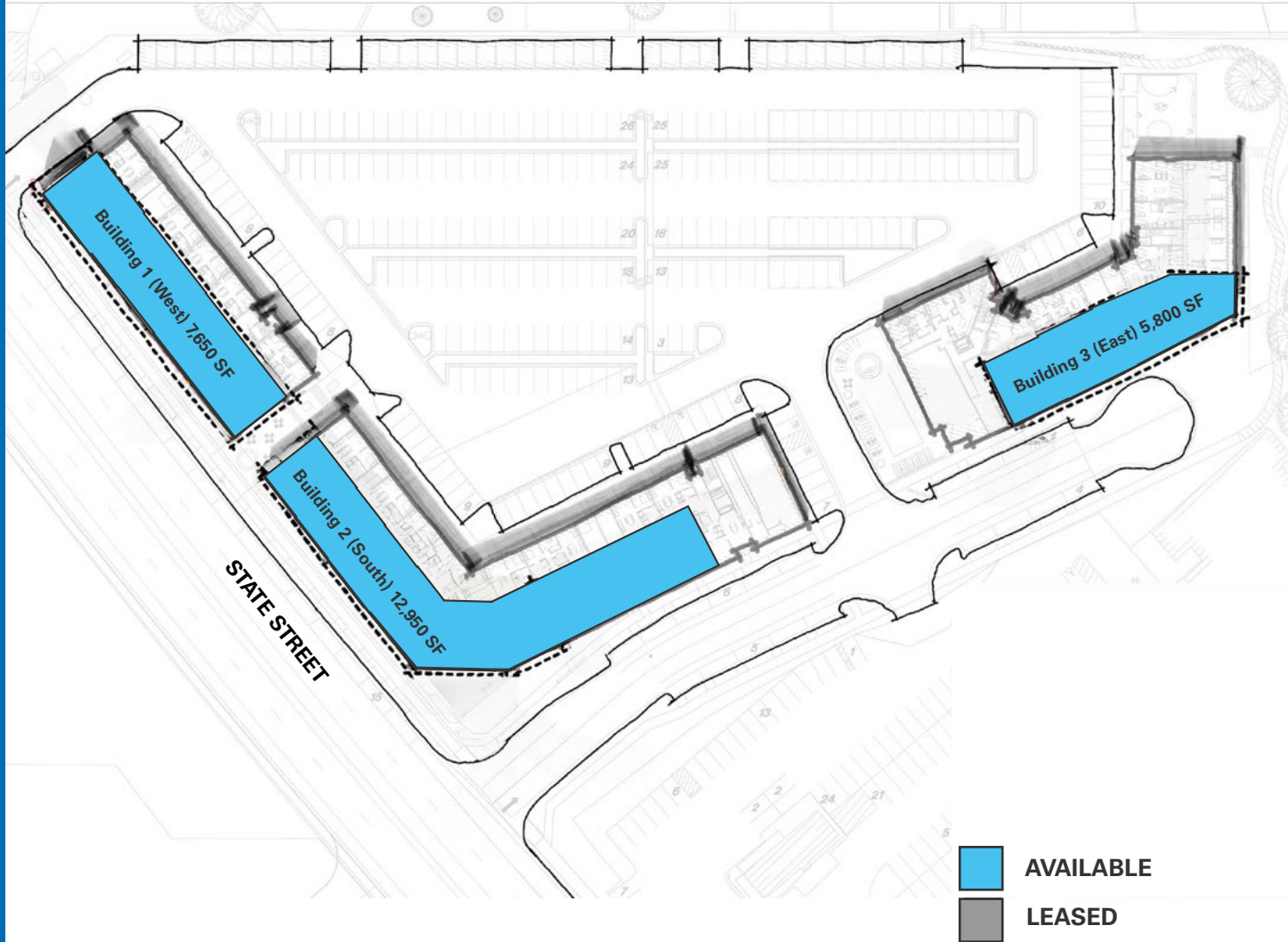
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SITE PLAN

LAKESIDE MIXED USE DEVELOPMENT



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